

## Alameda Reuse and Redevelopment Authority

### Memorandum

To: Honorable Chair and  
Members of the Alameda Reuse and Redevelopment Authority

From: Lisa Goldman  
Acting Executive Director

Date: April 6, 2011

Re: Authorize PM Realty Group to Enter into a Contract with Scott Electric  
for Pier 3 Electrical Upgrades at Alameda Point for a Not-to-Exceed  
Amount of \$238,296

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### BACKGROUND

In 1999, the Alameda Reuse and Redevelopment Authority (ARRA) used an Economic Development Administration (EDA) grant to perform an electrical system upgrade to Pier 3 at Alameda Point. At that time the ARRA replaced an old, unreliable electric distribution system that didn't comply with the standard provided throughout Alameda.

### DISCUSSION

The electrical improvements completed in 1999 used mounted power receptacles. The connections served their purpose, but were not ideal for saltwater conditions and have rusted and caused problems for providing power to the MARAD ships. Many of the fittings have broken off or have been repaired multiple times. It is also difficult to accurately bill each ship for its individual power usage due to the mixing of power connections.

The proposed electrical upgrade to Pier 3 at Alameda Point duplicates the technology used in the Pier 2 electrical system upgrade funded by ARRA in 2007 and completed in 2010. The receptacles on Pier 2 are housed in a manner that provides protection from the elements, and the fittings are manufactured to accommodate saltwater environments.

The electrical upgrade project for Pier 3 was bid and advertised in the Alameda Journal for two weeks. Four companies showed interest in the project, and three bids were received:

Metropolitan	\$217,408
Redtop	\$240,131
Scott Electric	\$206,980

Staff recommends entering into a contract with the lowest bidder, Scott Electric, for \$206,980. The total project cost requested from the ARRA is for a not-to-exceed amount of \$238,296, which includes a 7% contingency, 4% construction management fee, the cost of independent structural testing, and the cost for the electrical engineer to design and develop a scope of work.

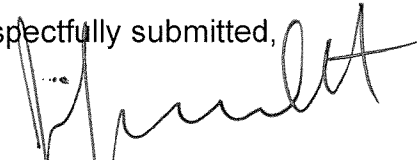
#### FINANCIAL IMPACT

The remaining bond funds from the original 1999 ARRA bonds in the amount of \$222,635 were appropriated for the project in the midyear budget adjustment on February 15, 2011. The remainder of the project, \$15,661, will be funded through cost savings in the existing ARRA property management expenditures. This project is being funded through ARRA's lease revenue Fund 858.

#### RECOMMENDATION

Authorize PM Realty Group to enter into a contract with Scott Electric for Pier 3 electrical upgrades at Alameda Point for a not-to-exceed amount of \$238,296.

Respectfully submitted,



Jennifer Ott  
Deputy City Manager

By:



Nanette Mocanu  
Finance & Administration Manager

Approved as to funds and account,



Fred Marsh  
Controller